

**14. 2005Z-165G-13**

Map 164, Parcel 56

Subarea 13 (2003)

District 33 - Tommy Bradley

A request to change from AR2a to SP district property located at 3694 Hamilton Church Road, approximately 2,000 feet south of Hobson Pike (23.6 acres), to permit the development of 129 units, (14 single-family detached and 115 single-family attached) requested by Justin Cutler of Umbrella Investments and Dale and Associates, applicant, for Herbert Gleaves et ux, owner.

**Staff Recommendation: Disapprove or defer, unless Public Works' comments are addressed prior to the meeting**

**APPLICANT REQUEST** - Request to change 23.60 acres from Agricultural and Residential (AR2a) to Specific Plan (SP) district property located at 3694 Hamilton Church Road, east of Hobson Pike, to permit 129 total units, including 115 attached single-family homes and 14 detached single family homes.

**Existing Zoning**

AR2a district Agricultural/residential requires a minimum lot size of 2 acres and intended for uses that generally occur in rural areas, including single-family, two-family, and mobile homes at a density of one dwelling unit per 2 acres. The AR2a district is intended to implement the natural conservation or interim nonurban land use policies of the general plan.

**Proposed Zoning**

SP district Specific Plan is a zoning district category that provides for additional flexibility of design, including the relationship of streets to buildings, to provide the ability to implement the specific details of the General Plan.

- The SP District is a new base zoning district, not an overlay. It will be labeled on zoning maps as "SP."
- The SP District is not subject to the traditional zoning districts' development standards. Instead, urban design elements are determined for the specific development and are written into the zone change ordinance, which becomes law.
- Elements that can vary from district bulk regulations - height and size of buildings, setbacks, buffers, signage, and materials.
- Elements that must follow the goals and objectives of the General Plan – density/intensity of development and land uses.
- Use of SP does not relieve the applicant of responsibility for the regulations/guidelines in historic or redevelopment districts. The more stringent regulations or guidelines control.
- Use of SP does not relieve the applicant of responsibility for subdivision regulation and/or stormwater regulations.

**ANTIOCH-PRIEST LAKE COMMUNITY PLAN POLICY**

Neighborhood General (NG) -NG is intended to meet a spectrum of housing needs with a variety of housing that is carefully arranged, not randomly located. An accompanying Urban Design or Planned Unit Development overlay district or site plan should accompany proposals in these policy areas, to assure appropriate design and that the type of development conforms with the intent of the policy.

**Policy Conflict** - No. The proposed SP district, including the proposed plan, is consistent with the Neighborhood General policy. The plan provides a mixture of housing types including 14 single-family detached homes and 115 single-family attached homes.

**Plan Details** - The proposed plan includes attached units with rear access alleys surrounded by several areas of “Active” and “Passive” open space. The plan provides approximately 31% Open Space outside of the detention areas. Since this site contains several environmentally sensitive areas with sinkholes, the developed portion of the plan was designed around these areas. The plan also provides two public street connections to the north to connect into the existing Windhaven Shores subdivision. The site is adjacent to Corp. of Engineer’s Property to the east, therefore, a stub-street was not required.

Sinkholes/Variance (Sect.2-6.2.1) - Although there are several sinkholes on this site, the plan designates these areas as “Passive Open Space”. Due to the location of one of the sinkholes, the access road to this project is located approximately 260 feet to the east of the approved access road for the Meroney PUD on the other side of Hamilton Church Road. The Subdivision Regulations require a 300 foot separation for T-Type intersections. Staff recommends approval of this variance since the sinkholes are an unusual topographic feature which should be preserved. Also, the project is conditioned upon providing a left turn lane on Hamilton Church Road, which will minimize the safety issues related to having two T-Type intersections this close together.

A “Sinkhole Investigation” report was prepared by a Registered Engineer (Jon F. Goff) stating the following conclusions and recommendations:

1. A large sinkhole was observed near Hamilton Church Road near the southwest property corner. The soil in this area is very wet and soft. There is no observable throat, however, the extent of the sinkhole and its drainage area can be clearly identified.
2. There is a smaller sinkhole near the rear of the property. The sinkhole has rock outcroppings with a clearly defined throat and drainage area.
3. There is a large low area near the center of the property. This low area appears to drain towards the smaller sinkhole located near the rear of the property. This area has not been classified as a sinkhole and appears to be adequate for development.
4. No development should occur in the two major sinkholes. These areas should be left as open space.
5. Where possible, runoff should be directed away from the sinkholes.
6. A geotechnical report should be developed for the project. The report should specifically address the low area near the rear of the property and provide recommendations for structural fills, grading, bearing capacities, etc.

**Building Elevations** - The plan also includes architectural renderings (elevations) for the different building types within the development. As part of the Specific Plan ordinance, the Council will adopt these elevations as the required building type within the development. Staff has reviewed the elevations and find them consistent with the proposed development plan with the following conditions for changes:

- **The Cambridge**
  - Remove roofing from first floor of left bay and extend second floor of left bay to flush with first floor.
  - Clad entire left bay in brick.
  - Move porch columns away from door to engage walls.
  - Have one window, instead of two, over entry porch.
  - Clad entire center bay in siding.
  - On second floor of right bay, have two separate windows aligned with first floor windows.
  - Clad entire right bay in brick.
- **The Madison**
  - Add engaged column on right side of front door.
  - Clad entire left bay in siding.
  - On second floor of right bay, have two separate windows aligned with first floor windows.
  - Clad entire right bay in brick.
- **The Radisson**

- Eliminate shift in left bay.
- Space second floor windows equally in left bay and aligned first floor window and door with upper windows. Add ornamentation around doorway.
- Remove roofing from first floor of center bay and extend second floor of center bay to flush with first floor.
- Install windows in center bay that are equal in size to windows in left bay.
- Eliminate shift in right bay.
- Space first floor windows equally in right bay.
- **The Regency**
  - Reduce center bay so that porch columns can be spaced evenly (reduction is approximately 24” and spacing is approximately 8’-0” on center.).
  - Add engage column on right side of front door.
  - Center first floor windows and between porch columns.
  - Align second floor windows with first floor windows.
  - On second floor of right bay, have two separate windows aligned with first floor windows.
- **The Clarion**
  - Eliminate shift in left bay.
  - Space first floor windows equally in left bay.
- **The Clarion II**
  - Eliminate shift in left bay.
  - Space first floor windows equally in left bay.
- **Del Lago Townhomes** – Front elevation (Each home is referred to by a number, from left to right. Each home has two bays, referred to as left and right.)
  - Home 1
    - No changes
  - Home 2
    - Add porch column to the right of front door.
    - Remove front gable over porch.
  - Home 3
    - Add porch columns on either side of front door.
    - Remove roofing from first floor of right bay and extend second floor of right bay to flush with first floor.
    - Remove front gable over second floor window on left bay.
  - Home 4
    - No changes
  - Home 5
    - Remove front gable over porch.
    - Remove roofing from first floor of right bay and extend second floor of right bay to flush with first floor.
    - Eliminate shift in second floor of right bay.
    - Space second floor windows equally in right bay, and have two separate windows on first floor that align with windows on second floor.
  - Home 6
    - No changes
- **Del Lago Townhomes – Side elevation**
  - End units of townhomes should have two or more openings (windows or doors). Openings should be vertically aligned and logically horizontally spaced.

**FIRE MARSHAL** - Fire Marshal has indicated there are no issues with this plan.

**RECENT REZONINGS** - Yes, the Meroney PUD and zone change to RS10 directly across the street on the south side of Hamilton Church Road were approved by the Commission in May 2005, while the Council subsequently approved them in September.

## STORMWATER RECOMMENDATION

1. There are several sinkholes (closed contours) located within the property (portions of which are within proposed roadway / building areas). A Class V Injection Well Permit (from TDEC Ground Water Section) will be required prior to any alterations.
2. There is a 40 acre drain near Lot 33. Delineation or a buffer will be required.

**PUBLIC WORKS RECOMMENDATION** - A revised TIS was submitted on October 31, 2005. The TIS analysis remains incomplete. Field traffic count sheets and site plan are not included. TIS states that new access road is opposite approved Meroney development. TIS does not address potential left turn queue conflicts due to the 200 feet offset of project access roads, or coordination of De Lago project access with the approved three lane cross section condition for Meroney development.

Construction plans have not been included with the Specific Plan. Submit construction plans. Any approval is subject to Public Works approval of the construction plans.

Redesign roundabout to facilitate turning movements. Roundabouts to be per AASHTO design standards.

Traffic circle and Alley's to accommodate SU-30 turning movements.

Provide plans for solid waste collection and disposal. Must be approved by the Public Works Solid Waste Division.

Document adequate sight distance at access road with Hamilton Church Road.

Construct a three lane cross section on Hamilton Church Road along property frontage with transitions per AASHTO standards (45 mph posted speed). The roadway widening shall coordinate with and align with the roadway widening by the Meroney development.

### Typical Uses in Existing Zoning District: AR2a

Land Use (ITE Code)	Acres	Density per Acre	Total Number of Lots	Daily Trips (weekday)	AM Peak Hour	PM Peak Hour
Single-Family Detached(210 )	23.6	0.5	11	106	9	12

### Typical Uses in Proposed Zoning District: SP District

Land Use (ITE Code)	Acres	Density Per Acre	Total Number of Units	Daily Trips (weekday)	AM Peak Hour	PM Peak Hour
Residential Condo/Townhome (230 )	23.6	n/a	137*	838	67	78

\* Only 129 units are proposed in the associated SP District Plan, but the traffic numbers are based on a previously submitted plan for slightly more units.

### Change in Traffic Between Typical Uses in Existing and Proposed Zoning District

Land Use (ITE Code)	Acres	--		Daily Trips (weekday)	AM Peak Hour	PM Peak Hour
--			+126	732	58	66

## METRO SCHOOL BOARD REPORT

Projected student generation      12 Elementary      9 Middle      7 High

**Schools Over/Under Capacity** -Students would attend Mt.View Elementary School, Kennedy Middle School, and Antioch High School. All three have been identified as being over capacity by the Metro School Board. There is capacity at other elementary and middle schools within the cluster, but not at other high schools in the cluster. There is high school capacity in an adjacent (Glenclyff) cluster. This information is based upon data from the school board last updated August 2, 2005.

**CONDITIONS (IF APPROVED):**

1. The requirements of the Metropolitan Fire Marshal's Office for emergency vehicle access and adequate water supply for fire protection must be met prior to the issuance of any building permits. If any cul-de-sac is required to be larger than the dimensions specified by the Metropolitan Subdivision Regulations, such cul-de-sac must include a landscaped median in the middle of the turn-around, including trees. The required turnaround may be up to 100 feet diameter.
2. As per the Sink Hole Investigation Report that was submitted, a full geotechnical report should be developed for the project. The report should specifically address the low area near the rear of the property and provide recommendations for structural fills, grading, bearing capacities, etc. This report must be submitted prior to or in conjunction with the submittal of the Final SP Plan. Should the geotechnical report indicate that the sinkholes are larger than identified on the preliminary SP district plan, the number of units and layout of the roads may be reduced and relocated.
3. All off-site traffic conditions, as recommended by Public Works must be bonded or completed prior to the recordation of any final plat.
4. The building elevations must be revised to include the conditions listed above.

Approve with conditions including Public Works conditions as amended (8-0), *Consent Agenda*

**Resolution No. RS2005-417**

**"BE IT RESOLVED by The Metropolitan Planning Commission that 2005Z-165G-13 is APPROVED WITH CONDITIONS, INCLUDING PUBLIC WORKS CONDITIONS AS AMENDED. (8-0)**

**Conditions of Approval:**

1. The requirements of the Metropolitan Fire Marshal's Office for emergency vehicle access and adequate water supply for fire protection must be met prior to the issuance of any building permits. If any cul-de-sac is required to be larger than the dimensions specified by the Metropolitan Subdivision Regulations, such cul-de-sac must include a landscaped median in the middle of the turn-around, including trees. The required turnaround may be up to 100 feet diameter.
2. As per the Sink Hole Investigation Report that was submitted, a full geotechnical report should be developed for the project. The report should specifically address the low area near the rear of the property and provide recommendations for structural fills, grading, bearing capacities, etc. This report must be submitted prior to or in conjunction with the submittal of the Final SP Plan. Should the geotechnical report indicate that the sinkholes are larger than identified on the preliminary SP district plan, the number of units and layout of the roads may be reduced and relocated.
3. All off-site traffic conditions, as recommended by Public Works must be bonded or completed prior to the recordation of any final plat.
4. The building elevations must be revised to include the conditions listed above.

**The request to change from AR2a to SP district to permit the development of 129 units, (14 single-family detached and 115 single-family attached) is consistent with the Antioch – Priest Lake Community Plan's Neighborhood General Policy which is intended for a variety of housing types."**